


# PLANNING AND DEVELOPMENT DEPARTMENT

## MEMORANDUM

DATE: September 1, 2009

TO: Plans and Policies Committee

FROM: Ralph Rognstad Jr., Director   
Planning and Development Department

SUBJECT: Review of Proposed Hotel, Motel, Inn, Hostel and Dormitory Amendments  
by the Springfield Hotel and Motel Association

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### Background

The Plans and Policies Committee proposed the amendments to the Zoning Ordinance listed on Attachment A at their meeting on March 30, 2009, prior to the formation of the Commercial Street Task Force. The Committee directed staff to send the proposed amendments to the Springfield Hotel and Motel Association for review and comment and report back to the Plans and Policies Committee. I met with the Springfield Hotel and Motel Association on June 11, 2009.

### Association Comments

None of the Association members present at the meeting was familiar with hostel operations, but they were concerned about the limit of 24 guests in a hostel and the requirement for parking in the Center City (CC) zoning district for hostels, hotels, motels and inns. They want the City to do a study that would identify the impacts of requiring parking in the CC zoning district before the proposal moves ahead. They were particularly concerned about how the proposed hotel on the site adjacent to the Expo would be impacted. They also believe that a Conditional Use Permit (CUP) should not be required for hostels, hotels, motels and inns in the CC zoning district. They understood that there may need to be specific conditions placed on these uses, but they believe those conditions should be specifically listed in the Zoning Ordinance and the uses allowed by right. Generally, they were concerned that more rules will just make it harder to do business, particularly in a down economy.

### Recommendation

I recommend the Committee not forward any proposed amendments regarding hotels, motels, inns, hostels and dormitories to the Planning and Zoning Commission until the work of the Commercial Street Task Force is complete. The Task Force is reviewing the scale of uses in the CC zoning district and how particular uses may need to be restricted to minimize any negative impacts. This memorandum will be provided to the Task Force.

The Task Force is currently meeting on almost a weekly basis. They are scheduled to complete their review and make recommendations in mid-October.

c: Members of City Council

Greg Burris

Evelyn Honea

Collin Quigley

Dan Wichmer

Brenda Cirtin

Nick Heatherly

Mike MacPherson

Darren Harralson, Springfield Hotel and Motel Association

Commercial Street Task Force

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**Attachment A**  
**Proposed Amendments**

*Dormitories*

The Committee only recommended adopting a definition. They did not want to change the parking requirement.

Dormitory: A facility, or part thereof, whose primary function is providing lodging accommodations on the basis of semester or term of classes exclusively for registered students of an accredited school which has been approved and accredited under a local, regional, state, national or international accreditation institute, and which may have common rooms for recreational and educational uses and which provides 24-hour supervision by resident house-parents or managers who direct students in the activities of the facility.

*Hostels*

Add the following definition:

Hostel: A facility, or part thereof, associated with a national or international hostel organization, whose primary function is providing temporary lodging accommodations, in which no more than four (4) guests per sleeping room are allowed; for which one restroom consisting of a toilet, sink and shower per sleeping room is required; which may have common rooms for cooking, eating, meeting, recreational and educational uses and which provides 24-hour supervision by resident house parents or managers who direct the guests in the domestic duties and activities of the facility.

*Zoning District Requirements*

Allow hostels in all districts in which hotels, motels and inns are allowed and permit hostels, hotels, motels, dormitories and inns only as conditional uses in the Center City District (Subsection 4-3403), as follows:

- I. Hotels, Motels, Inns, Hostels and Dormitories.

Amend Section 4-3404 Use Limitations as follows:

- H. Hostels shall be limited to a maximum occupancy of twenty-four (24) guests and not more than one (1) kitchen.

In the permitted uses in the Center City district (Subsection 4-3402), item CC. Hotels, motels and inns would be deleted.

Amend Section 3-3300, Conditional Use Permits, as follows:

3-3310.B.

7. Hotels, Motels, Inns, Hostels and Dormitories.

- a. Purpose. The purpose of these regulations is to ensure off-street parking for the transient guests of these uses in the Center City District and to lessen the impact parking for these uses can cause on public parking needed for other uses in the downtown and preserving nearby neighborhoods.
- b. Approval Standards. All application for a conditional use for a hotel, motel, inn, hostel or dormitory shall comply with the following requirements.
  - (1) A minimum of one parking space per sleeping room. More parking may be required by the conditional use permit if City Council determines the location of available off-street parking is not appropriate for the proposed use without the additional parking.
  - (2) Required parking may be provided on another site with approval of a cooperative parking plan per Section 5-1504 of this Article.
  - (3) Neighborhood organizations and other business and development associations in the center city have been contacted regarding the application and provided an opportunity to comment.